



## LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, January 27, 2016 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

**Present:** Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Gary McKell and Mitch Stackhouse; Staff: Kyle Gubler, Derek Imlay, Kevin Bennett and Christy Ballard; Public: Richard Hirschi.

*Commissioners Sherman Howard and Karl Benson have been excused.*

- I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Hugh Howard.

**II. Election of Chair and Chair Pro Tem:**

**Motion was made by Commissioner Allen Bice to re-elect Anna Andregg as Chair, second by Commissioner Hugh Howard. Stackhouse-yes, Howard-yes, Andregg-yes, Bice-yes, McKell-yes. Motion carried unanimously.**

**Motion was made by Commissioner Hugh Howard to nominate Allen Bice as Chair Pro-Tem, second by Commissioner Mitch Stackhouse. McKell-yes, Bice-yes, Andregg-yes, Howard-yes, Stackhouse-yes. Motion carried unanimously.**

**III. Approval of Minutes:**

Commission may approve the minutes of the October 28, 2015 regular meeting.

**Motion was made by Commissioner Allen Bice to approve the October 28, 2015 regular meeting minutes as written, second by Commissioner Hugh Howard. Andregg-yes, Bice-yes, Howard-yes, Stackhouse-yes, McKell-yes. Motion carried unanimously.**

**IV. Approval of the Agenda**

**Motion was made by Commissioner Hugh Howard to approve the agenda as written, second by Commissioner Allen Bice. Andregg-yes, Bice-yes, McKell-yes, Howard-yes, Stackhouse-yes. Motion carried unanimously.**

**V. Reports:**

1. Beautification/Trails Committee-Commissioner Bice reported the dates for Whitewashing the L and Fourth Grade Foresters were discussed, they are waiting for the Elementary School to decide. The dates for Dumpster Days are set.

Kyle reported they are trying to find a way to connect the trails from Confluence Park, up the hill on the east side and back down to town. The Committee may have a way from the hill down. They will be taking a hiking field trip on April 29 the Commissioners are invited.

2. Director of Operations-Derek reported the 2016 Road Maintenance Project would begin in the next couple of weeks. He explained what would be involved with the project and the areas that are included.

The contractor for the La Quinta has contacted Derek; they plan to start the end of this week.

Sunset View Estates has begun repairing the rock fall/drainage ditch and have indicated they would have a crew replacing the valves shortly.

**VI. Business:**

1. Presentation and discussion on possible Zoning Map amendment for the General Commercial, Retail Commercial, and Tourist Commercial Zones and to include the Transition Zone.

Derek passed out a new zoning map.

The Planning Commission has been working on creating a Down Town Zone for several years, as part of that process Derek compared what was currently on the books with what was being proposed. The Retail Commercial and the proposed Down Town are enough similar he is suggesting the Commissioners keep the Retail Commercial Zone and not worry about adding a Down Town Zone.

The Zoning Map still needs to be amended to include the Transition Zone.

Derek asked the Commissioners to amend the General Commercial Zone to include automobile sales to accommodate an existing business.

He would like to run all of the changes through with the map amendment and the Transition Zone.

There was a discussion on how to prevent car lots from turning into salvage yards or large vehicle/trailer rental agencies.

Derek explained there is already an ordinance preventing them from becoming a salvage yard.

Kevin mentioned the City does allow for rental agencies in the Tourist Zone so that may need to be more specific to allow only tourist oriented rentals.

Commissioner Bice agrees with the changes including allowing automobile sales in the General Commercial Zone.

Kevin pointed out some of the original ideas for the Down Town Zone can be accomplished by changing the landscaping and parking ordinance, mainly by removing the half-acre exemption.

The Commissioners would like to set the map including the provision that was mentioned to Derek earlier, add automobile sells to GC and better define rental agencies in the Tourist Zone.

2. Review and discussion of the proposed Transition Zone Ordinance.

Commissioner Stackhouse wondered if approving this ordinance would create an issue for existing businesses like SKF, specifically items F and G in the ordinance.

Kevin said the ordinance could state “for any business established or modified after the effective date of this ordinance”.

Derek asked the Commissioners to review the current Retail Commercial Zone and Tourist Commercial Zone against the proposed zoning map to make sure the map is correct with how the Commissioners envision La Verkin to be. If there are any changes, bring them to the next meeting or call him so all changes can go through at one time.

**VII. Upcoming Business Items:**

1. Landscaping, parking and drainage ordinances.

Kevin explained the current Landscaping ordinance exempts out all properties under a half acre. That takes out all of the landscaping in the downtown area, which is the area we most want it. It also exempts out the downtown area from paying for drainage and that is where most of our impervious surfaces are which causes drainage issues.

Staff would like to consolidate the parking areas so the City can properly funnel it. Eventually the EPA requirements will affect us the way they do larger cities on how much we can contaminate the ground water. In return, the landscaping looks better and becomes pervious land that will use the water.

Right now, when there is a large rainstorm the water runs down off the hill into the downtown area and has no place to go because of all of the asphalt and cement. The more parking we require the worse it will become.

Staff would like to see the downtown area become prettier and more walkable with the parking consolidated.

The downtown area doesn't look like a downtown, and our ordinance doesn't encourage it to. It encourages the downtown to look more like a parking lot.

**VIII. Adjourn:**

**Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Mitch Stackhouse. Andregg-yes, Howard-yes, Stackhouse-yes, Bice-yes, McKell-yes. Motion carried unanimously at 6:45pm.**

Minutes taken on behalf of the City Recorder by Christy Ballard.

  
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Planning Commission Chair

2-24-16  
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Date Approved

